

**NO TRANSFER
TAX PAID**

Doc # 2005007321
Book 8343 Page 0166

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

47-191

That I, **Michael S. Inman**, of Waterville, County of Kennebec and State of Maine, duly appointed and acting Personal Representative of the Estate of Florence M. Inman, deceased, whose Will was duly admitted to probate in the Probate Court for the County of Kennebec, Maine, by the power conferred by law, and every other power, (in distribution of the estate) and **Laurie A. Lee** of Longmont, Colorado, **Karen L. Inman** of Ladera Ranch, California, and **Ruth L. Lachapelle** of Norridgewock, Maine, being heirs and devisees of the Estate of Florence M. Inman, grant, with Warranty Covenants, to **Michael S. Inman**, whose mailing address is 53 Mayflower Hill Drive, Waterville, ME 04901, being the person entitled to distribution by the terms of the Will and by the agreement of all heirs and devisees, the real property in Waterville, County of Kennebec, State of Maine, described as follows:

A CERTAIN lot or parcel of land situated in said Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

BEGINNING at a point in Mayflower Hill Drive, in Waterville, Maine, in the northerly line of said Drive, which point is located two hundred eighty (280) feet westerly of the intersection of North Riverside Avenue and Mayflower Hill Drive; thence westerly along said Mayflower Hill Drive one hundred (100) feet; thence northerly at right angles to said Mayflower Hill Drive one hundred fifty (150) feet; thence easterly parallel to Mayflower Hill Drive one hundred (100) feet; thence southerly along the westerly line of Lot #14, one hundred fifty (150) feet to the point of beginning.

Meaning and intending to describe and bound Lot #13 as shown on the revised plan of Mayflower Realty Co., said plan being dated January 17, 1959, and recorded in the Kennebec County Registry of Deeds.

CONVEYANCE of the above lot or parcel of land is made and taken by the grantee with the restrictions and limitations herein enumerated, for itself and its heirs and assigns forever for the benefit of the grantor, its successors or assigns, and for the benefit of other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage, erected on this land, except for steps approaching thereto, shall be located at least seventy (70) feet from the lot boundary on Mayflower Hill Drive, and fifteen (15) feet from any of the other boundary lines of the above land herein conveyed; and any dwelling house erected thereon shall not have space or tenancies or apartments for more than one family, and shall not cost less than twelve thousand dollars (\$12,000.00) as of March 17, 1969, values; and that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purpose.

BEING the same premises acquired by Charles E. Inman and Florence Inman by Deed from Tanya Anne Athanus and Brenda Anne Athanus dated August 27, 1991, and recorded in the Kennebec County Registry of Deeds in Book 3971 Page 320. Charles E. Inman died October 7, 1998, and Florence Inman was the surviving joint tenant.

SUBJECT, HOWEVER, to a mortgage from Florence M. Inman to Fleet Mortgage Corp. dated April 22, 1999 in the original principal amount of \$92,000 recorded in the Kennebec County Registry of Deeds in Book 5928, Page 288, which mortgage and the underlying debt the Grantee herein assumes and personally agrees to pay.

ALSO, SUBJECT, however to a mortgage from Florence M. Inman to Fleet National Bank dated June 28, 2001 in the original principal amount of \$109,800 recorded in the Kennebec County Registry of Deeds in Book 6665, Page 224, which mortgage and the underlying debt the Grantee herein assumes and personally agrees to pay.

together with all tenements, hereditaments and appurtenances thereto belonging, but subject to easements and restrictions of record and any unpaid municipal taxes.

(3) m D 188

47-191

In Witness Whereof, I, the said Michael S. Inman in my capacity as Personal Representative of the Estate of Florence M. Inman and we, Laurie A. Lee, Karen L. Inman, and Ruth L. Lachapelle have hereunto set our hands and seals as of this 18th of MARCH, 2005.

Signed, Sealed, and Delivered
in the presence of:

Estate of Florence M. Inman

William P. Dubord
Witness

By: Michael S. Inman
Michael S. Inman
Personal Representative

D. Lee
Witness

Laurie A. Lee
Laurie A. Lee

Karen L. Inman
Witness

Karen L. Inman
Karen L. Inman

Ruth L. Lachapelle
Witness

Ruth L. Lachapelle
Ruth L. Lachapelle

STATE OF MAINE
Kennebec, ss.

Before me, the undersigned, a Notary Public, duly commissioned and qualified for and residing in said county and state, personally appeared before me on this 18th day of MARCH, 2005, the above-named Michael S. Inman, as Personal Representative of the Estate of Florence M. Inman, deceased, to me known to be the identical person who executed the foregoing deed of distribution and acknowledged the same to be his free act and deed.

Before me,

SEAL

William P. Dubord
William P. Dubord, Notary Public
My commission expires: 6/26/2008

STATE OF COLORADO Cal
County of Boulder, ss.

Personally appeared before me on this 7th day of MARCH, 2005, the above-named, Laurie A. Lee, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

April Peterson
Notary Public

Printed name: April Peterson
My comm. exp: 11/20/06

(Seal)



My Commission Expires 11-20-2006

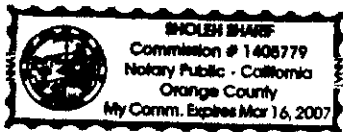
47-191

STATE OF CALIFORNIA

County of Orange, ss.

Personally appeared before me on this 2nd day of March, 2005, the above-named, **Karen L. Inman**, and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Sholeh Sharif
Notary Public
Printed name: SHOLEH SHARIF
My comm. exp: Mar 16 2007
(Seal)

STATE OF MAINE

County of Kennebec, ss.

Personally appeared before me on this 10th day of March, 2005, the above-named, **Ruth L. Lachapelle**, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Daniel Billing
Notary Public Attorney-at-Law
Bar # 9496
Printed name: Daniel Billing
My comm. exp: _____
(Seal)

Received Kennebec SS.
03/22/2005 9:00AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS